



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: July 26, 2006

PUBLIC NOTICE OF A

DRAFT NEGATIVE DECLARATION

JO: 42-3803

The City of San Diego Land Development Review Division has prepared a draft Negative Declaration for the following project and is inviting your comments regarding the adequacy of the document. **Your comments must be received by August 15, 2006 to be included in the final document considered by the decision-making authorities.** Please send your written comments to the following address: **Rhonda Benally, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to [DSDEAS@sandiego.gov](mailto:DSDEAS@sandiego.gov) with the Project Number in the subject line.

**General Project Information:**

- Project No. **58792** SCH No. **N/A**
- Community Plan Area: **City Heights neighborhood in Mid-City**
- Council District: **3**

**Subject:** Central Avenue Head Start: Conditional Use Permit (CUP), Public Right-of-Way Vacation, and Easement Abandonment would allow for the construction of a two-story 9,810-square-foot child care facility and parking lot on a vacant 0.498-acre site. The project site located at 4110 41<sup>st</sup> Street of the Central Urbanized Planned District within the City Heights Neighborhood of the Mid-City Communities Plan area (Lots 21 through 27 of Block 15 of Subdivision Lots 20 to 50 and Block N, Teralta of Map No. 1000). The site is not included on any Government Code Listing of hazardous waste sites.

**Applicant:** City of San Diego

**Recommended Finding:** The recommended finding that the project will not have a significant effect on the environment is based on an Initial Study.

**Availability in Alternative Format:** To request this Notice, the Draft Negative Declaration, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

**Additional Information:** For environmental review information, contact Rhonda Benally at (619) 446-5468. The draft Negative Declaration, Initial Study, and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. For information regarding public meetings/hearings on this project, contact Project Manager Firouzeh Tirandazi at (619) 446-5370. This notice was published in the SAN DIEGO DAILY TRANSCRIPT, placed on the City of San Diego web-site (<http://clerkdoc.sannet.gov/Website/publicnotice/pubnotceqa.html>), and distributed on July 26, 2006.

Robert J. Manis, Assistant Deputy Director  
Development Services Department



**Land Development  
Review Division  
(619) 446-5460**

## Negative Declaration

Project No. 58792  
SCH No. N/A

**SUBJECT:** Central Avenue Head Start: Conditional Use Permit (CUP), Public Right-of-Way Vacation and Easement Abandonment would allow for the construction of a two-story 9,810-square-foot child care facility and parking lot on a vacant 0.498-acre site. The project site located at 4110 41<sup>st</sup> Street of the Central Urbanized Planned District within the City Heights Neighborhood of the Mid-City Communities Plan area (Lots 21 through 27 of Block 15 of Subdivision Lots 20 to 50 and Block N, Teralta of Map No. 1000). Applicant: City of San Diego

- I. **PROJECT DESCRIPTION:** See attached Initial Study.
- II. **ENVIRONMENTAL SETTING:** See attached Initial Study.
- III. **DETERMINATION:**

The City of San Diego has conducted an Initial Study and determined that the proposed project will not have a significant environmental effect and the preparation of an Environmental Impact Report will not be required.

IV. **DOCUMENTATION:**

The attached Initial Study documents the reasons to support the above Determination.

V. **MITIGATION, MONITORING AND REPORTING PROGRAM:**

None required.

VI. **PUBLIC REVIEW DISTRIBUTION:**

Draft copies or notice of this Negative Declaration were distributed to:

**City of San Diego**

Council Member Atkins, District.3  
City Attorney, Shirley Edwards (MS 59)  
Central Library (81A)  
Park and Recreation Department

**Other Entities/Organizations**


City Heights/Weingart Branch Library (81G)  
San Diego Unified School District (132)  
City Heights Improvement Association (285)  
City Heights Area Planning Committee (287)  
Mid-City Development Corporation (289)

William D. Jones (296)  
Fairmont Park Neighborhood Association (303)  
John Stump

VII. RESULTS OF PUBLIC REVIEW:

- ( ) No comments were received during the public input period.
- ( ) Comments were received but did not address the draft Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- ( ) Comments addressing the findings of the draft Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Negative Declaration, and any Initial Study material are available in the office of the Land Development Review Division for review, or for purchase at the cost of reproduction.

  
Terri Bumgardner, Senior Planner  
Development Services Department

July 26, 2006  
Date of Draft Report

                      
Date of Final Report

Analyst: Rhonda Benally

City of San Diego  
Development Services Department  
LAND DEVELOPMENT REVIEW DIVISION  
1222 First Avenue, Mail Station 501  
San Diego, CA 92101  
(619) 446-6460

INITIAL STUDY  
Project No. 58792  
SCH No. N/A

SUBJECT: Central Avenue Head Start; Conditional Use Permit (CUP), Public Right-of-Way Vacation and Easement Abandonment would allow for the construction of a two-story 9,810-square-foot child care facility and parking lot on a vacant 0.498-acre site. The project site located at 4110 41<sup>st</sup> Street of the Central Urbanized Planned District within the City Heights Neighborhood of the Mid-City Communities Plan area (Lots 21 through 27 of Block 15 of Subdivision Lots 20 to 50 and Block N, Teralta of Map No. 1000). Applicant: City of San Diego

I. PURPOSE AND MAIN FEATURES:

The proposed Conditional Use Permit (CUP), Public Right-of-Way Vacation, and Easement Abandonment would allow for the construction of a two-story 9,810-square-foot child care center and parking lot on a vacant 0.498-acre site in the RM-1-3 Zone (See Figures 1 and 2). The child care facility would operate Monday through Friday from 6:00 a.m. to 6:00 p.m... The facility would be constructed with a metal roof, aluminum windows, and a stucco finish (See Figures 3A and 3B). The child care facility would include classrooms, offices, a kitchen, restrooms, storage areas, covered patios, a community room, and a 17-space parking lot. Two equipment play areas would be located on-site; a 3,000-square-foot preschool yard play area and a 1,100-square-foot infant yard play area.

The project would require approximately 1,000 cubic yards of cut, 200 cubic yards of fill, and the export of 800 cubic yards of soil. A six-foot-high, 210-foot long concrete masonry unit (CMU) retaining wall would be located along the north side of the child care facility; and a six-foot-high, 610-foot-long metal mesh fence with gate would be installed along the perimeter of the parcel. Trees and shrubs are proposed along the fence and sidewalks, and shrubs and trees in preschool and infant play yard areas. All landscaping would be in compliance with the City's Landscape Development regulations.

The project would be accessed from a newly dedicated, paved alley north of the project property line connecting to 41<sup>st</sup> Street between Orange and Polk. The City Heights community is known to have a significant number of historically scored sidewalks; therefore, in the compliance with the City of San Diego's Land Development Code, new

sidewalks would maintain existing scoring patterns and preserve any existing contractor's stamp.

## II. ENVIRONMENTAL SETTING:

The project site is located at 4110 41<sup>st</sup> Street and is zoned RM-1-3 (Residential-Multiple-Unit) in the Teralta West Facility Deficient neighborhood, the Transit Overlay Zone, in the City Heights neighborhood of the Mid-City Communities Plan area. The 0.498-acre project site is currently being utilized as a parking lot for the adjacent elementary school and is bisected by a 20-foot-wide concrete alley. The surrounding land uses include multi-family residential to the north and east, Central Elementary School to the south, and the Teralta Neighborhood Park to the west. The areas to the north, east, and south are zoned RM-1-3 (Residential-Multiple-Unit), while the area to the west is zoned OP-1-1 (Open Space-Park). The community plan designates the site as residential. The surrounding land uses are designated as commercial/residential transition zone to the north, residential to the east, school to the south, and park to the west. The project site is undeveloped with sparse non-native vegetation and is not located within or adjacent to the Multiple Habitat Planning Area (MHPA). No sensitive biological resources exist on or immediately adjacent to the project site.

The project would receive police service from the Mid City Police Command where the average response time for priority one calls was 11.61 minutes which exceeds the citywide average response time of 14.35 minutes. The site would be served by Fire Station 17 with a fire service response time of 2.2 minutes, Fire Station 14 with a fire service response time of 3.2 minutes, Fire Station 18 with fire response time of 3.6 minutes and Fire Station 45 with fire response time of 3.6 minutes which is within the five-minute national standard. However, the Engines 14, 17, 18, 45, the Trucks 10 and 14 and Battalion Chief of Fire Station 10 would arrive within 9.3 minutes which exceeds the national standard for full first alarm assignment.

## III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

## IV. DISCUSSION:

The following environmental issues were considered in depth during the review of the project and any impacts were determined to be less than significant. All referenced reports are available for public review in the offices of the Land Development Review Division.

### Transportation

#### *Access*

The proposed project is located on the north side of Polk Avenue and on the west side of 41<sup>st</sup> Street. Forty-First Street is a two-lane north-south roadway and Polk Avenue is a

one-lane one-way eastbound roadway from 41<sup>st</sup> Street to Marlborough Avenue. A small section of Polk Avenue between the terminus of Teralta Neighborhood Park and 41<sup>st</sup> Street is a two-way road. The applicant has applied for a Public Right-of-Way vacation to vacate the alley that bisects the site from Polk Avenue to the northerly project boundary. The project proposes access from the newly dedicated paved east/west alley west of 41<sup>st</sup> Street (See Figure 2).

### *Parking*

The minimum parking requirement for the 20 employee childcare facility is 17 spaces based on the rate of one space per employee with a transit reduction of 15% per the San Diego Municipal Code. The project would be consistent with that requirement by providing 17 parking spaces including one accessible space.

### *Level of Service*

According to the "Traffic Study for Central Avenue Headstart Center in the City of San Diego" prepared by Darnell and Associates (June 15, 2006), the proposed childcare facility is expected to generate approximately 540 average daily trips (ADT) with 103 AM peak hour trips and 97 PM peak hour trips. The report also concluded that all of the intersections and roadways investigated, except analyzed segments of University Avenue, operate at an acceptable level of service (LOS) of D or better with or without the project trips; and the project trip addition to University Avenue would be below the significance threshold.

Future conditions analysis of roadway segments and intersections reported that all of the intersections and roadways investigated would operate at an acceptable LOS D or better with or without the project trips, except deficiencies were noted for segments on University Avenue and Orange Avenue in the year 2030. However, the study determined that the amount of additional traffic from proposed project would not contribute significantly to these deficiencies. In conclusion, the project does not demonstrate significant impacts on the roadways or intersections in the near term or future conditions. Since no significant transportation/parking/circulation impacts were identified, no mitigation was required.

### Water Quality

Water quality is affected by run-off containing soil and contaminants, and by the direct discharge of pollutants (point-source pollution). The proposed development would create new impervious surfaces and introduce substances to the site which could increase the volume of urban runoff into the watershed. Such runoff could contain oils, heavy metals, pesticides, fertilizers, and other non-point source contaminants that could be introduced into the storm water drainage system if not controlled.

In order to determine site specific, Best Management Practices (BMPs) to help control polluted run-off, the applicant was required to submit a Storm Water Requirements Applicability Checklist and water quality technical report for the project. According to the "*Water Quality Technical Report*" prepared by Psomas (January 2006), the project would discharge into the City of San Diego Municipal Storm Water Sewer System which eventually discharges to Chollas Creek and the San Diego Bay approximately 10 miles southwesterly. It is located in the Pueblos Watershed, the San Diego Mesa, and the Chollas Creek. Chollas Creek is an impaired waterbody and is listed on the State of California 303(d) which lists copper, lead, zinc, cadmium, coliform bacteria and stormwater toxicity. However, this project is not anticipated to contribute any of these identified pollutants.

The project would incorporate Site Design BMP's and Source Control BMP's to trap storm runoff onsite for treatment prior to leaving the site as required by the City's Standard Permanent Storm Water BMPs. The site design BMP's include; the construction of sidewalks and parking lot aisles to the minimum widths necessary, planting native drought tolerant trees and large shrubs in place of non-drought tolerant exotics, monitoring irrigation systems to reduce over-irrigation, and the moderate application of fertilizers during the dry season. The project would include the following source control BMP's; the trash storage areas would be designed with paved impervious surface, rain shutoff devices would be employed to prevent irrigation during and after precipitation events, flow reducers or shutoff valves would be used, and stenciling and signage would be installed for stormwater conveyance systems. The remaining surface flows from the school property would be treated through the use of grass buffer strips and infiltration into landscaped areas prior to being conveyed to the gutters along the public streets through curb outlets.

In addition, the project applicant would be required to comply with all requirements of the State Water Resources Control Board Order No. 99-08, Municipal Storm Water Permit Order No. 2001-01, Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction Activity. A Storm Water Pollution Prevention Plan and a Monitoring Program Plan would also be implemented concurrently with the commencement of grading activities. Implementation of the aforementioned measures would reduce potential environmental impacts to hydrology/water quality to below a level of significance.

#### V. RECOMMENDATION:

On the basis of this initial evaluation:

- X       The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the

mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.

\_\_\_\_\_ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

PROJECT ANALYST: Rhonda Benally

Attachments: Figure 1-Location Map  
Figure 2-Site Plan  
Figure 3A-Elevations  
Figure 3B-Elevations  
Initial Study Checklist



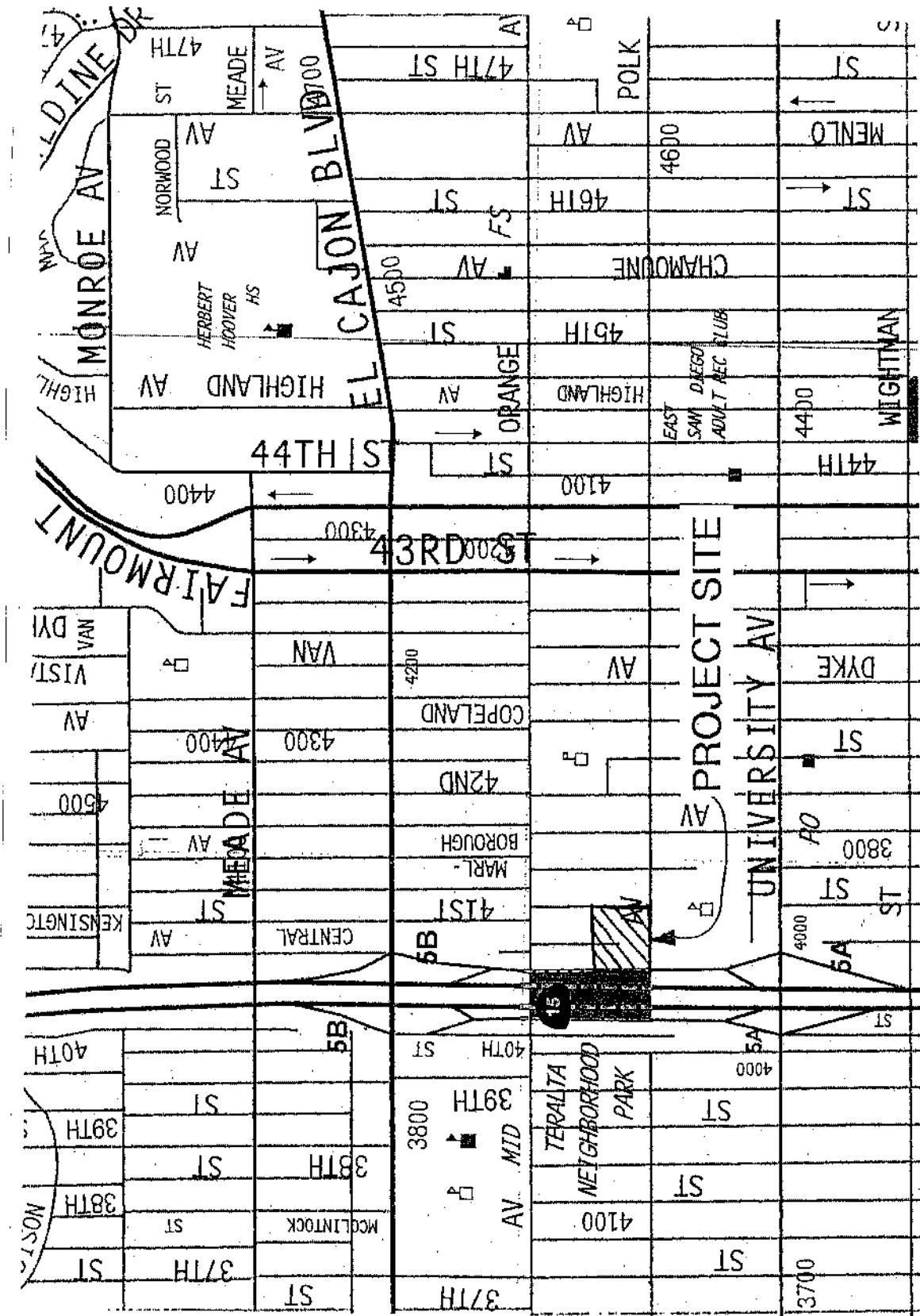


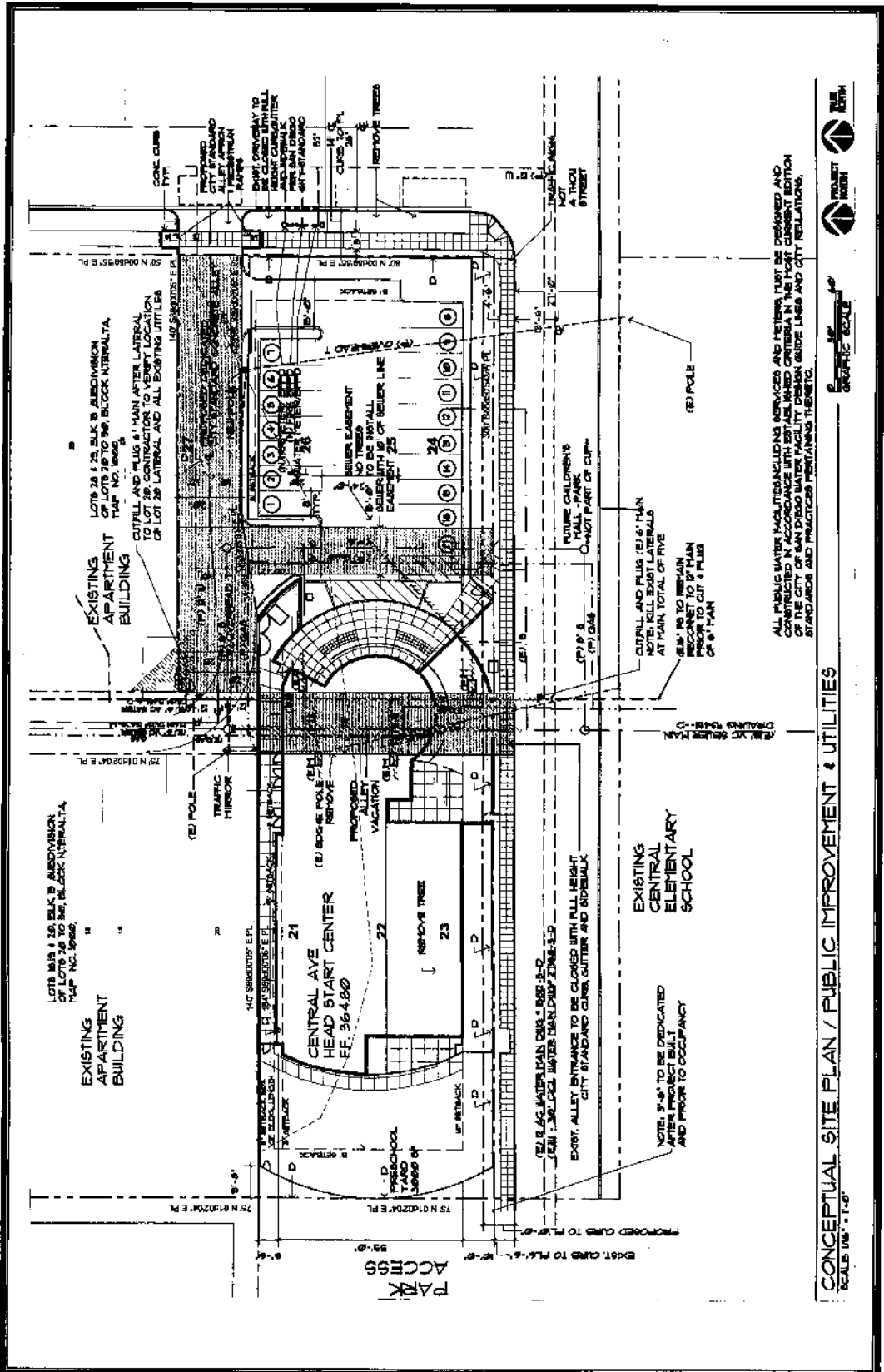
Figure  
**1**

Central Avenue Head Start

# Location Map

Environmental Analysis Section - 58792  
CITY OF SAN DIEGO · DEVELOPMENT SERVICES





# Site Plan

**Environmental Analysis Section - Project No. 58792**  
**CITY OF SAN DIEGO · DEVELOPMENT SERVICES**





# Elevations

Environmental Analysis Section - Project No. 58792  
CITY OF SAN DIEGO · DEVELOPMENT SERVICES



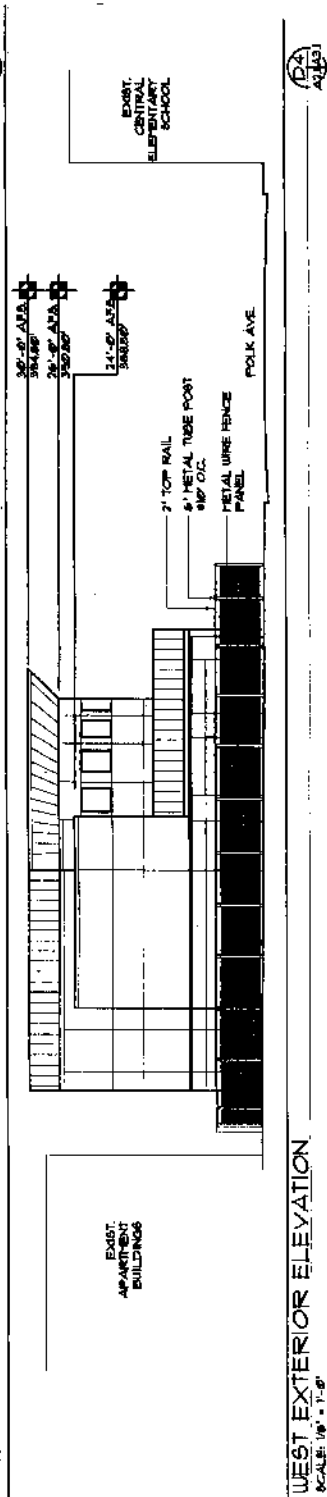
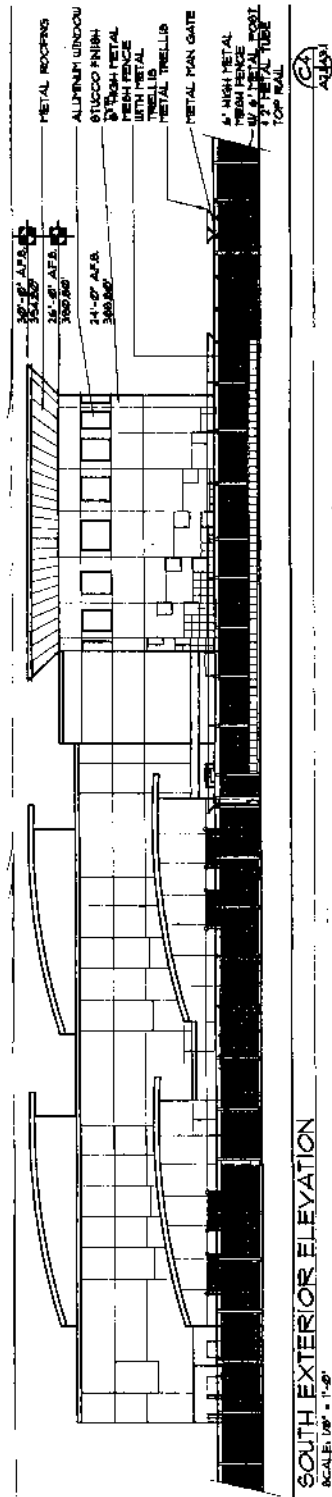


Figure  
**3B**



## Initial Study Checklist

Date: July 26, 2006

Project No.: 58792

Name of Project: Central Avenue Head Start

### III. ENVIRONMENTAL ANALYSIS:

The purpose of the Initial Study is to identify the potential for significant environmental impacts which could be associated with a project pursuant to Section 15063 of the State CEQA Guidelines. In addition, the Initial Study provides the lead agency with information which forms the basis for deciding whether to prepare an Environmental Impact Report, Negative Declaration or Mitigated Negative Declaration. This Checklist provides a means to facilitate early environmental assessment. However, subsequent to this preliminary review, modifications to the project may mitigate adverse impacts. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts and these determinations are explained in Section IV of the Initial Study.

Yes    Maybe    No

#### I. AESTHETICS / NEIGHBORHOOD CHARACTER – Will the proposal result in:

- |   |   |   |          |
|---|---|---|----------|
| A. The obstruction of any vista or scenic view from a public viewing area?<br><u>The proposed structure would not be located in a designated view corridor identified in the City Heights neighborhood of the Mid-City Community Plan.</u>  | — | — | <u>X</u> |
| B. The creation of a negative aesthetic site or project?<br><u>The proposed project would incorporated variety of architectural elements to provide visual relief. See I. A</u>   | — | — | <u>X</u> |
| C. Project bulk, scale, materials, or style which would be incompatible with surrounding development?<br><u>The proposed project's bulk, scale, and materials would be compatible with the surrounding development. The proposed project would meet the required setbacks and height limits for the underlying RM zone.</u> | — | — | <u>X</u> |
| D. Substantial alteration to the existing character of the area?<br><u>See I. C.</u>  | — | — | <u>X</u> |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
E. The loss of any distinctive or landmark tree(s), or a stand of mature trees? <u>No distinctive or landmark trees or mature stand of trees exist on-site.</u>	—	—	<u>X</u>
F. Substantial change in topography or ground surface relief features? <u>No construction is proposed which would substantially change the topographic or surface relief features of this vacant, flat site.</u>	—	—	<u>X</u>
G. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent? <u>No unique geologic or physical land features are known to exist on-site.</u>	—	—	<u>X</u>
H. Substantial light or glare? <u>The proposed lighting and exterior building treatments would not produce a substantial amount of light and glare.</u>	—	—	<u>X</u>
I. Substantial shading of other properties? <u>The proposed project meets the required setbacks and height limits and would not substantially shade the adjacent properties.</u>	—	—	<u>X</u>
II. AGRICULTURE RESOURCES / NATURAL RESOURCES / MINERAL RESOURCES – Would the proposal result in:			
A. The loss of availability of a known mineral resource (e.g., sand or gravel) that would be of value to the region and the residents of the state? <u>The urbanized site is not suitable for mineral extraction.</u>	—	—	<u>X</u>
B. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land? <u>The urbanized site is not suitable for agricultural uses. See II. A.</u>	—	—	<u>X</u>
III. AIR QUALITY – Would the proposal:			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
A. Conflict with or obstruct implementation of the applicable air quality plan? <u>No such conflict or obstruction would occur.</u>	—	—	<u>X</u>
B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? <u>See III. A.</u>	—	—	<u>X</u>
C. Expose sensitive receptors to substantial pollutant concentrations? <u>See III. A.</u>	—	—	<u>X</u>
D. Create objectionable odors affecting a substantial number of people? <u>The proposed childcare facility is not anticipated to produce such odors. See III. A.</u>	—	—	<u>X</u>
E. Exceed 100 pounds per day of Particulate Matter 10 (dust)? <u>Dust would be generated temporarily during construction only and would be controlled with standard construction practices.</u>	—	—	<u>X</u>
F. Alter air movement in the area of the project? <u>The proposed two-story project would not alter the air movement. See III. A.</u>	—	—	<u>X</u>
G. Cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally? <u>The proposed project is not anticipated to cause such impacts. See III. A.</u>	—	—	<u>X</u>
IV. BIOLOGY – Would the proposal result in:			
A. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals? <u>The project site is not located within or adjacent the Multi-Habitat Planning Area and no such habitat or species exist on-site.</u>	—	—	<u>X</u>
B. A substantial change in the diversity of any species of animals or plants? <u>See IV. A.</u>	—	—	<u>X</u>
C. Introduction of invasive species of plants into the area?	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>See IV. A.</u>			
D. Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors? <u>See IV. A.</u>	—	—	<u>X</u>
E. An impact to a sensitive habitat, including, but not limited to streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub or chaparral? <u>See IV. A.</u>	—	—	<u>X</u>
F. An impact on City, State, or federally regulated wetlands (including, but not limited to, coastal salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means? <u>No wetlands exist on-site.</u>	—	—	<u>X</u>
G. Conflict with the provisions of the City's Multiple Species Conservation Program Subarea Plan or other approved local, regional or state habitat conservation plan? <u>The site is not located within or adjacent to the MSCP Multi-Habitat Planning Area.</u>	—	—	<u>X</u>
V. ENERGY – Would the proposal:			
A. Result in the use of excessive amounts of fuel or energy (e.g. natural gas)? <u>The project would not require excessive amounts of fuel, energy or power. Standard child care facility energy usage is expected.</u>	—	—	<u>X</u>
B. Result in the use of excessive amounts of power? <u>See V-A.</u>	—	—	<u>X</u>
VI. GEOLOGY/SOILS – Would the proposal:			
A. Expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? <u>According to the City of San Diego's Seismic Safety Study, the parcel is located within Geologic Hazard Category 52 which is characterized as favorable geologic structure with low risk to development. Utilization of generally accepted</u>	—	—	<u>X</u>



	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>engineering techniques would prevent impacts from geologic hazards.</u>			
B. Result in a substantial increase in wind or water erosion of soils, either on or off the site? <u>The site would be adequately landscaped to prevent erosion. See IX-A.</u>	—	—	<u>X</u>
C. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? <u>See VI. A.</u>	—	—	<u>X</u>
VII. HISTORICAL RESOURCES – Would the proposal result in:			
A. Alteration of or the destruction of a prehistoric or historic archaeological site? <u>The project site is located on a vacant lot, and is not located in an area of high sensitivity for historical resources. No recorded historical or religious sites, objects, or structures are known to exist on-site; therefore, impacts to unique archaeological resources are not anticipated.</u>	—	—	<u>X</u>
B. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site? <u>See VII. A.</u>	—	—	<u>X</u>
C. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? <u>See VII. A.</u>	—	—	<u>X</u>
D. Any impact to existing religious or sacred uses within the potential impact area? <u>No such uses occur on-site. See VII. A.</u>	—	—	<u>X</u>
E. The disturbance of any human remains, including those interred outside of formal cemeteries? <u>Human remains are not expected to be found. See VII. A.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
VIII. HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS: Would the proposal:			
A. Create any known health hazard (excluding mental health)? <u>There is no proposal for the storage of any hazardous materials on-site. The proposed project would not create any known health hazards or discharge any known pollutants or hazardous substances.</u>	—	—	<u>X</u>
B. Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials? <u>See VIII. A.</u>	—	—	<u>X</u>
C. Create a future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)? <u>See VIII. A.</u>	—	—	<u>X</u>
D. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan? <u>The proposed project would not impair or interfere with an adopted emergency plan.</u>	—	—	<u>X</u>
E. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment? <u>According to the County of San Diego Department of Environmental Health Hazardous Materials Listing (2003), no recorded hazardous materials sites exist on-site or within a 1000 feet from the proximity of this site.</u>	—	—	<u>X</u>
F. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? <u>See VIII. A.</u>	—	—	<u>X</u>
IX. HYDROLOGY/WATER QUALITY – Would the proposal result in:			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
A. An increase in pollutant discharges, including down stream sedimentation, to receiving waters during or following construction? Consider water quality parameters such as temperature dissolved oxygen, turbidity and other typical storm water pollutants. <u>No such increase would occur. Pre and post construction Best Management Practices would be implemented. Adherence to State Standards would preclude direct and cumulative considerable impacts.</u>	—	—	<u>X</u>
B. An increase in impervious surfaces and associated increased runoff? <u>See IX. A.</u>	—	—	<u>X</u>
C. Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes? <u>The project would not substantially alter drainage patterns. See Initial Study.</u>	—	—	<u>X</u>
D. Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303(b) list)? <u>See IX. A. and Initial Study.</u>	—	—	<u>X</u>
E. A potentially significant adverse impact on ground water quality? <u>See IX. A.</u>	—	—	<u>X</u>
F. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? <u>No such impact would occur. The majority of the site runoff would be directed into the City's existing Stormwater System.</u>	—	—	<u>X</u>
X. LAND USE – Would the proposal result in:			
A. A land use which is inconsistent with the adopted community plan land use designation for the site or conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over a project? <u>The project is consistent with the Mid-City Communities Plan. See X.B.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
B. A conflict with the goals, objectives and recommendations of the community plan in which it is located? <u>The City Heights neighborhood of the Mid-City Communities Plan does not specifically exclude day care facilities.</u>	—	—	<u>X</u>
C. A conflict with adopted environmental plans, including applicable habitat conservation plans adopted for the purpose of avoiding or mitigating an environmental effect for the area? <u>The project does not conflict with such environmental plans.</u>	—	—	<u>X</u>
D. Physically divide an established community? <u>Proposed project would not physically divide an established community and would be located on a site currently used for parking.</u>	—	—	<u>X</u>
E. Land uses which are not compatible with aircraft accident potential as defined by an adopted Airport Land Use Compatibility Plan? <u>The proposed project is not located within any aircraft accident potential zone.</u>	—	—	<u>X</u>
XI. NOISE – Would the proposal result in:			
A. A significant increase in the existing ambient noise levels? <u>A temporary increase in noise within acceptable City standards would occur during standard construction hours.</u>	—	—	<u>X</u>
B. Exposure of people to noise levels which exceed the City's adopted noise ordinance? <u>See XI. A.</u>	—	—	<u>X</u>
C. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted Airport Land Use Compatibility Plan? <u>No such impacts are anticipated.</u>	—	—	<u>X</u>
XII. PALEONTOLOGICAL RESOURCES: Would the proposal impact a unique paleontological resource or site or unique geologic feature?	—	—	<u>X</u>

The proposed grading does not exceed the City of San Diego's Significance Thresholds of 2000 cubic yards at a depth of greater than 10 feet for excavation for excavations of moderate sensitivity. The proposed project would require 1,000 cubic yards of cut, at a depth of cut of approximately 2 feet into the Linda Vista formation.

XIII. POPULATION AND HOUSING – Would the proposal:

- |   |   |   |          |
|---|---|---|----------|
| <p>A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?<br/><u>The proposed project is a daycare facility which would serve the existing population.</u></p> | — | — | <u>X</u> |
| <p>B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?<br/><u>The project site is vacant would not displace or necessitate the construction of housing.</u></p>   | — | — | <u>X</u> |
| <p>C. Alter the planned location, distribution, density or growth rate of the population of an area?<br/><u>The project would not alter the population characteristics of the community. The proposed project is consistent with the community plan and existing zoning.</u></p>                                  | — | — | <u>X</u> |

XIV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- |  |   |   |          |
|--|---|---|----------|
| <p>A. Fire protection?<br/><u>The site would be served by Fire Station 14, 17, 18 with a fire service response times of less than the five-minute national standard. However, the Engines 14, 17, 18, 45, and Trucks 14 and 10 and Battalion Chief would arrive within 9.3 minutes which exceeds the national standard for full first alarm assignment. See Initial Study.</u></p> | — | — | <u>X</u> |
|--|---|---|----------|

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
B. Police protection? <u>The project would received police service from the Mid City Police Command where the average response time for priority one calls was 11.61 minutes. This exceeds the citywide average response time of 14.35 minutes.</u>	—	—	<u>X</u>
C. Schools? <u>The proposed project would provide additional services and outdoor facilities for children.</u>	—	—	<u>X</u>
D. Parks or other recreational facilities? <u>See XIV-C.</u>	—	—	<u>X</u>
E. Maintenance of public facilities, including roads? <u>Existing public facilities would not be significantly affected.</u>	—	—	<u>X</u>
F. Other governmental services? <u>Not applicable.</u>	—	—	<u>X</u>
XV. RECREATIONAL RESOURCES – Would the proposal result in:			
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? <u>See XIV-C.</u>	—	—	<u>X</u>
B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? <u>The proposed project includes private recreational facilities.</u>	—	—	<u>X</u>
XVI. TRANSPORTATION/CIRCULATION – Would the proposal result in:			
A. Traffic generation in excess of specific/ community plan allocation? <u>No such impacts are expected. See Initial Study discussion.</u>	—	—	<u>X</u>
B. An increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system?	—	<u>X</u>	—

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>See XVI. A.</u>			
C. An increased demand for off-site parking? <u>Adequate parking would be provided on-site.</u>	—	—	<u>X</u>
D. Effects on existing parking? <u>See XVI. C.</u>	—	—	<u>X</u>
E. Substantial impact upon existing or planned transportation systems? <u>Project would not impact existing or planned transportation systems.</u>	—	—	<u>X</u>
F. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas? <u>Project would not alter public access to beaches, Parks or open space. See Initial Study.</u>	—	—	<u>X</u>
G. Increase in traffic hazards for motor vehicles, bicyclists or pedestrians due to a proposed, non-standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway)? <u>The project was designed to be in conformance with existing traffic standards.</u>	—	—	<u>X</u>
H. A conflict with adopted policies, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)? <u>Project would not conflict with such plans or policies.</u>	—	—	<u>X</u>
XVII. UTILITIES – Would the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
A. Natural gas? <u>The project proposes to relocate existing utilities or replace as necessary on-site.</u>	—	—	<u>X</u>
B. Communications systems? <u>See XVII. A.</u>	—	—	<u>X</u>
C. Water? <u>See XVII. A.</u>	—	—	<u>X</u>
D. Sewer?	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>See XVII. A.</u>			
E. Storm water drainage? <u>See XVII. A.</u>	—	—	<u>X</u>
F. Solid waste disposal? <u>See XVII. A.</u>	—	—	<u>X</u>
XVIII. WATER CONSERVATION – Would the proposal result in:			
A. Use of excessive amounts of water? <u>Standard childcare facility consumption is expected.</u>	—	—	<u>X</u>
B. Landscaping which is predominantly non-drought resistant vegetation? <u>Landscaping would be in compliance with the City's Land Development Code.</u>	—	—	<u>X</u>
XIX. MANDATORY FINDINGS OF SIGNIFICANCE:			
A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? <u>The proposed project does not have the potential to result in any of the above listed impacts.</u>	—	—	<u>X</u>
B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts would endure well into the future.) <u>The proposed project would not result in an impact to long-term environmental goals.</u>	—	—	<u>X</u>
C. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate			



	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) <u>The proposed project would not result in cumulative impacts compliance with State Standards would preclude a considerable contribution to water quality impacts.</u>	—	—	<u>X</u>
D. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly? <u>The project would not result in environmental effects which would cause substantial effects on human beings.</u>	—	—	<u>X</u>

## INITIAL STUDY CHECKLIST

### REFERENCES

#### **I. Aesthetics / Neighborhood Character**

X City of San Diego Progress Guide and General Plan.

X Community Plan.

— Local Coastal Plan.

#### **II. Agricultural Resources / Natural Resources / Mineral Resources**

X City of San Diego Progress Guide and General Plan.

X U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.

— California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.

— Division of Mines and Geology, Special Report 153 - Significant Resources Maps.

— Site Specific Report: \_\_\_\_\_.

#### **III. Air**

— California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.

— Regional Air Quality Strategies (RAQS) - APCD.

— Site Specific Report: \_\_\_\_\_.

#### **IV. Biology**

X City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997

— City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" maps, 1996.

X City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.

- ☒ Community Plan - Resource Element.
- ☐ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.
- ☐ California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.
- ☐ City of San Diego Land Development Code Biology Guidelines.
- ☐ Site Specific Report:\_\_\_\_\_.
- V. Energy**
- ☐ \_\_\_\_\_.
- VI. Geology/Soils**
- ☒ City of San Diego Seismic Safety Study.
- ☐ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.
- ☐ Site Specific Report:\_\_\_\_\_.
- VII. Historical Resources**
- ☒ City of San Diego Historical Resources Guidelines.
- ☒ City of San Diego Archaeology Library.
- ☐ Historical Resources Board List.
- ☐ Community Historical Survey:
- ☐ Site Specific Report: \_\_\_\_\_.
- VIII. Human Health / Public Safety / Hazardous Materials**
- ☒ San Diego County Hazardous Materials Environmental Assessment Listing, 2004.
- ☐ San Diego County Hazardous Materials Management Division

- ☐ FAA Determination
- ☐ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized 1995.
- ☐ Airport Land Use Compatibility Plan.
- ☐ Site Specific Report:\_\_\_\_\_.

**IX. Hydrology/Water Quality**

- ☐ Flood Insurance Rate Map (FIRM).
- ☒ Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.
- ☐ Clean Water Act Section 303(b) list, dated July 2002, [http://www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html)).
- ☒ Site Specific Report: Water Quality Technical Report-Storm Water Management Plan, Central Avenue Head Start Center, prepared by Psomas, January 2006.

**X. Land Use**

- ☒ City of San Diego Progress Guide and General Plan.
- ☒ Community Plan.
- ☐ Airport Comprehensive Land Use Plan
- ☒ City of San Diego Zoning Maps
- ☐ FAA Determination

**XI. Noise**

- ☒ Community Plan
- ☐ San Diego International Airport - Lindbergh Field CNEL Maps.
- ☐ Brown Field Airport Master Plan CNEL Maps.

- ☐ Montgomery Field CNEL Maps.
- ☐ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.
- ☐ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
- ☐ City of San Diego Progress Guide and General Plan.
- ☐ Site Specific Report: \_\_\_\_\_

## **XII. Paleontological Resources**

- ☐ City of San Diego Paleontological Guidelines.
- ☒ Demere, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.
- ☒ Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.
- ☐ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.
- ☐ Site Specific Report: \_\_\_\_\_

## **XIII. Population / Housing**

- ☐ City of San Diego Progress Guide and General Plan.
- ☒ Community Plan.
- ☐ Series 8 Population Forecasts, SANDAG.
- ☐ Other: \_\_\_\_\_

## **XIV. Public Services**

- ☒ City of San Diego Progress Guide and General Plan.
- ☒ Community Plan.

**XV. Recreational Resources**

- ☐ City of San Diego Progress Guide and General Plan.
- ☒ Community Plan.
- ☐ Department of Park and Recreation
- ☐ City of San Diego - San Diego Regional Bicycling Map
- ☐ Additional Resources:\_\_\_\_\_.

**XVI. Transportation / Circulation**

- ☐ City of San Diego Progress Guide and General Plan.
- ☒ Community Plan.
- ☒ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
- ☐ San Diego Region Weekday Traffic Volumes, SANDAG.
- ☒ Site Specific Report: Traffic Study Central Avenue HeadStart Center in the City of San Diego prepared by Darnell and Associates, Inc., June 15, 2006.

**XVII. Utilities**

- ☐ \_\_\_\_\_.

**XVIII. Water Conservation**

- ☐ Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.